LOT 27
HICKORY RIDGE PBK 2234/596

GRIFFIN STEVEN K & CARLA J
2581 TOUCHSTONE CIR
NEWTON, NC 28658

2024

00-00-31-1501-0027-0000

BUILDING CHARACTERISTICS

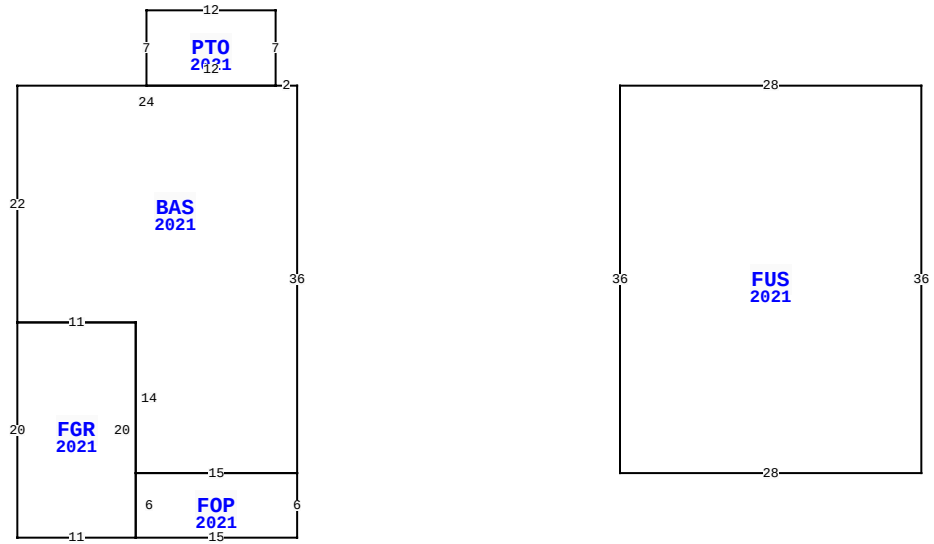
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1022.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	782	100	782	122,105
FGR	220	55	121	18,894
FOP	90	30	27	4,216
FUS	1,008	100	1,008	157,394
PTO	84	5	4	625
TOTALS	2,184		1,942	303,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,942	125.5478	156.93	304,758	2021	2021	0	0	0	0.50	99.50

1 SNGL FAM – 0% - 0 Heated Area: 1790 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/26/2024 MLU
INC DATE		AG DATE	

1325 ISLAND RIDGE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	303,234
TOTAL MARKET OB/XF VALUE	6,425
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	459,659
SOH/AGL Deduction	80,098
ASSESSED VALUE	379,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,561
TOTAL JUST VALUE	459,659
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	396,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210562	CO ISSUED	0	07/15/2021
20200562	NEW CONSTR	0	11/17/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2481/0746	7/15/2021	WD	Q	I	02	312,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: GRIFFIN STEVEN K &						
2250/1127	1/15/2019	WD	Q	V	01	70,000
GRANTOR: SIMMONS 9 LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 PTO=[YR=2021] N7 W12 S7 E12 $ W24 S22 FGR=[YR=2021] S20 E11 FOP=[YR=2021] E15 N6 W15 S6 $ N20 W11 $ E11 S14 E15 N36 $ PTR= E30 FUS=[YR=2021] E28 S36 W28 N36 $ W30 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
2	0855	CONC PAVER	0	0	0	0	299.00	SF	10.00	10.00	100	2021	2021	3	99	2,960	

LAND DESCRIPTION

TOTAL OB/XF 6,425

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0		R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 07/16/2021 BY RK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS